



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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LOS ANGELES, CALIFORNIA 90012-2713

LLOYD W. PELLMAN
County Counsel

March 3, 2004

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Agenda No. 11
07/22/03

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: VESTING TENTATIVE TRACT MAP NUMBER 53209
FIRST SUPERVISORIAL DISTRICT / THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced subdivision which proposes 18 single-family lots, 11 of which will be reserved for lower-income households, on approximately two acres in the Puente Zoned District. At the conclusion of the hearing, you indicated an intent to approve the subdivision and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

LLOYD W. PELLMAN
County Counsel

By 
JUDITH A. FRIES
Principal Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:


LLOYD W. PELLMAN
County Counsel

JAF:md
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 53209**

1. The Board of Supervisors ("Board") of the County of Los Angeles has conducted a duly noticed public hearing on this proposed Vesting Tentative Tract Map No. 53209 on July 22, 2003. The Regional Planning Commission of the County of Los Angeles conducted its duly noticed public hearing on this proposal on April 2, 2003.
2. The subdivider is proposing to construct a residential development on the subject property.
3. The proposed tentative tract map is a proposal to subdivide the subject property into 18 single-family residential lots, 11 of which will be reserved for affordable housing.
4. The subject property is located at 16005 and 16017 Fellowship Street in the Valinda Community of the Puente Zoned District.
5. The subject property is 1.81 net acres (2.45 gross acres) in size, rectangular in shape with level topography. The site is currently developed with two single-family residences which will be removed to accommodate the proposed development. Access to the proposed development will be provided from Fellowship Street, Walnut Avenue, and "A" Street.
6. Single-family residences surround the subject property to the north, south, east, and west.
7. The project site is currently zoned A-1-10,000 (Light Agricultural, 10,000 square feet minimum lot area). The zoning was established by Ordinance No. 3811, which became effective on April 24, 1941, following the creation of the Covina Highlands Zoned District. The Board has concurrently considered Zone Change Case No. 02-004-(1) to change the zoning of the subject property from A-1-10,000 to R-1-5000-DP (Single-Family Residence, 5000 square feet minimum lot area-Development Program Zone). Approval of Vesting Tentative Tract Map No. 53209 will not become effective unless and until the Board has adopted an ordinance effecting the change of zone and such ordinance has become effective.
8. Surrounding zoning is A-1-10,000 to the north, south, east, and west. There is also R-A-7500 and R-1-6000 zoning to the northwest and south, respectively.

9. The project is consistent with the proposed R-1-5000-DP zoning classification. Pursuant to Section 22.40.040 of the Los Angeles County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Single-family residences are permitted in the R-1 zone, pursuant to Section 22.20.070 of the Los Angeles County Code. The project density, prior to consideration of a requested density bonus, of 14 dwelling units is consistent with R-1-5000 zoning, which would allow a maximum of 15 dwelling units on the subject property.
10. Vesting Tentative Tract Map No. 53209 was heard concurrently with Conditional Use Permit Case No. 02-004-(1), which has been processed in connection with the applicant's proposal. Conditional Use Permit Case No. 02-004-(1) is a related request to authorize a density bonus of four units and concessions for affordable housing, and to ensure compliance with the requirements of the proposed R-1-5000-DP Zone. The Board's findings with respect to this conditional use permit are incorporated herein by this reference as if set forth in full.
11. The property is depicted within the Low Density Residential land use classification on the Los Angeles Countywide General Plan Land Use Policy Map. This land use classification permits residential densities ranging from one to six dwelling units per acre, which would allow a maximum of 14 dwelling units on the site. Prior to consideration of the requested density bonus, the density of the project is 14 dwelling units, which is consistent with the density allowed in the Low Density Residential land use classification.
12. The Countywide General Plan encourages the provision of critically needed affordable housing through incentives such as density bonuses. The subdivider is requesting approval of Conditional Use Permit Case No. 02-004-(1) to authorize a density bonus of four units for the proposed development.
13. The General Plan also supports concentrated "infill" residential development. The density bonus requested for this project is consistent with the residential infill policy of the Countywide General Plan as it meets the following criteria:
 - a. The proposed project will not disrupt sound residential neighborhoods or adversely affect the character of the established community since the proposed development of single-family lots is consistent with the existing single-family residential neighborhood;
 - b. The proposed project site is of sufficient size to accommodate design features such as setbacks, landscaping, and buffering, necessary to ensure compatibility with surrounding uses;

- c. The proposed project will not overburden existing public services and facilities, as described in the Negative Declaration prepared for the project;
 - d. The Negative Declaration concludes that the proposed use, with a two-car garage and associated driveway provided for each dwelling unit, will not disrupt or adversely impact local traffic and parking conditions; and
 - e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
- 14. The Regional Planning Commission conducted a public hearing on April 2, 2003, and received oral and written testimony regarding the proposed development. Two letters were submitted to the Regional Planning Commission expressing opposition to the proposed development, due to concerns including traffic impacts, small lot sizes, and a decline in neighborhood living standards. Petitions with approximately 60 signatures from neighboring property owners were submitted to the Regional Planning Commission expressing support for the proposed development.
 - 15. After considering the evidence presented, the Regional Planning Commission approved Vesting Tentative Tract Map No. 53209 on April 23, 2003.
 - 16. No one testified concerning the project at the July 22, 2003, public hearing on the matter before the Board of Supervisors.
 - 17. The proposed development is compatible with the surrounding single-family residential land use pattern.
 - 18. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Los Angeles County General Plan. The project will provide a wide range of housing types, especially critically needed affordable housing, and it will increase the supply and diversity of housing and promote the efficient use of land through a more concentrated pattern of urban development.
 - 19. The site is physically suitable for the type of development and proposed density, since the property is relatively level, has adequate building sites to be developed in accordance with the County grading ordinance, has access to County-maintained streets, will be served by public sanitary sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

20. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
21. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high-value riparian habitat.
22. The design of the subdivision provides to the extent feasible for future passive or natural heating or cooling opportunities.
23. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
24. The proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir, as those terms are used in Article 3.5 of the Subdivision Map Act.
25. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
26. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the County General Plan.
27. This tract map has been submitted as a "Vesting" Tentative Tract Map and, as such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code.
28. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.

29. The Board finds that the project is de minimus in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
30. The Board has reviewed and considered the information contained in the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment, and finds that the Negative Declaration reflects the independent judgment and analysis of the Board.
31. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be Ellen Fitzgerald, Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Adopts the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Vesting Tentative Tract Map No. 53209, subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change Case No. 02-004-(1).

**CONDITIONS FOR APPROVAL
VESTING TENTATIVE TRACT MAP NO. 53209**

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances), including the requirements of the R-1-DP zone, and comply with all conditions for approval of Conditional Use Permit Case No. 02-004-(1).
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 02-004-(1), conform to the applicable lot area requirements of the R-1-5000-DP Zone.
3. In accordance with Conditional Use Permit Case No. 02-004-(1), this land division is approved as an affordable housing development with a density bonus of four lots and the following concessions:
 - a. Reduced lot width and street frontage from the required 50 feet to 40 feet for lot Nos. 2, 3, 5, 9-11, 14-16, and 18;
 - b. Reduced lot width from the required 50 feet to 40 feet for lot Nos. 6 and 7;
 - c. Reduced lot width and street frontage from the required 50 feet to 42 feet for lot Nos. 4, 8, and 17;
 - d. Reduced lot width and street frontage from the required 50 feet to 45 feet for lot Nos. 1, 12, and 13;
 - e. Reduced street frontage from the required 50 feet to 40 feet for lot Nos. 2, 11, 14-16, 18; and
 - f. Reduced lot area for lot Nos. 2-11 and 14-18, ranging from 3,655 to 4,745 square feet, as depicted on the tentative tract map.
4. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning on the property from A-1-10,000 to R-1-5000-DP, as recommended under Zone Change Case No. 02-004-(1).
5. Show Walnut Avenue, Fellowship Street, and "A" Street as dedicated streets on the final map.
6. Record the terms and conditions of Conditional Use Permit Case No. 02-004-(1) in the office of the County Recorder prior to or concurrently with the recordation of the final map.

7. Provide for the planting of at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and the sCounty Forester and Fire Warden, and a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required trees.
8. Within five days of the tentative map approval date, remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The processing fee shall be paid to the Los Angeles County Clerk to accompany a Certificate of Fee Exemption pursuant to section 711.4 of the California Fish and Game Code. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
9. A final tract map is required for this land division. A waiver is not allowed.
10. Pursuant to Chapter 22.72 of the Los Angeles County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$638.00 per dwelling unit (\$638.00 x 18 dwelling units = \$11,484.00). The subdivider or its successor in interest may contact the County Librarian at (562) 940-8430 regarding payment of fees.
11. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the

subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation; and
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the subdivider in accordance with Section 2.170.010 of the Los Angeles County Code.

13. Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services.

Attachments

ATTACHMENTS

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT MAP NO. 53209 (Rev.)

Page 1/2

TENTATIVE MAP DATED 01-30-2003
EXHIBIT "A" MAP DATED 01-30-2003

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Quitclaim or relocate easements running through proposed structures.
8. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
9. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
10. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

Name Barry S. Witle
MSW

-H/W/for

Phone (626) 458-4915

Date 02-24-2003



REVISED TENTATIVE MAP DATED 1/30/03
EXHIBIT "A" DATED 1/30/03

- [X] Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:
 - [X] Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 1/6/02 to the satisfaction of Public Works. The drainage concept calls for the connection of an in-line drainage interceptor manufactured by CDS to County Storm Drain #301 (near the corner of Fellowship Street and Walnut Avenue).
 - [X] The actual location of the SUSMP device shall be chosen to the satisfaction of Public Works.
 - [X] A connection permit will be required prior to the installation of the SUSMP device.
- [X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- [X] Prior to issuance of building permits plans must be approved to:
 - [X] Provide for contributory drainage from adjoining properties.
 - [X] Provide for the proper distribution of drainage.
 - [X] Comply with NPDES and SWMP requirements.
 - [X] Comply with Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.

- ☒ A grading plan and soils report must be submitted and approved prior to approval of the final map.
- ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.
- ☒ Easement holder approval is required before grading plans can be approved.

Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 53209, 16005-16017 Fellowship St
SUBDIVIDER D.C. Corporation
ENGINEER Land Development Consultants
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 1-30-03 Revised & Exhibit A
LOCATION La Puente
REPORT DATE _____
REPORT DATE _____

☒ TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. It must also agree with the tentative map and conditions as approved by the Planning Commission.
- ☐ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____, dated _____ refer to the Soils Report(s) by _____
- ☒ The Soils Engineering review dated 2-19-03 is attached.

☒ TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 2 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by

Robert O. Thomas
Robert O. Thomas

Reviewed by

[Signature]

Date 02-19-03

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (626) 458-4925

District Office 2.0
Job No. LX001129
Sheet 1 of 1

DISTRIBUTION:

Tentative Map (Tract) 53209
Location 16005 - 16017 Fellowship Street, La Puente
Developer/Owner D. C. Corporation
Engineer/Architect Land Development Consultants
Soils Engineer _____
Geologist _____

____ Drainage and Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

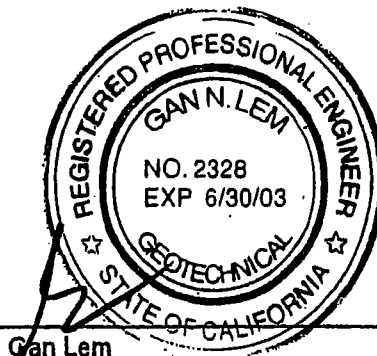
Tentative Map (Tract) Dated By Regional Planning 1/30/03 (Rev.)
Previous review sheet dated 1/15/03

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report will be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/med/manual.pdf>.
2. Submit two sets of grading/building plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____ Date 2/19/03

Gan Lem

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Close any unused driveway with standard curb, gutter, and sidewalk.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement on streets within or abutting this subdivision.
3. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
4. Provide standard property line return radii of 13 feet at all local street intersections.
5. Dedicate right of way 30 feet from centerline on Fellowship Street.
6. Dedicate right of way 29 feet from centerline on "A" Street and construct full improvements including curb, gutter, base, pavement, and sidewalk for a standard cul-de-sac to the satisfaction of Public Works.
7. Construct full width sidewalk and curb ramp at all returns to the satisfaction of Public Works.
8. Reconstruct the existing curb return at the intersection of Fellowship Street and Walnut Avenue to provide full width sidewalk, curb ramp, and standard curb return to the satisfaction of Public Works. If necessary, reconstruct the existing catch basin and laterals on Fellowship Street and Walnut Avenue to the satisfaction of Public Works.
9. Reconstruct the existing sidewalk on Walnut Avenue and relocate adjacent to the property line. Provide a sidewalk transition in the vicinity of the northerly property line to the satisfaction of Public Works.
10. Plant street trees on Fellowship Street, Walnut Avenue, and "A" Street.
11. Provide and install street name signs prior to occupancy of buildings.
12. Underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
13. Install postal delivery receptacles in groups to serve two or more residential units.

14. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench.
15. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of Public Works.
 - b. Obtain Street Lighting Section's approval of the street light layout prior to project recordation.
 - c. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.
 - d. For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one year as of July 1st of the current year.

- e. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation.
- 16. Adjust the spacing of residential driveways between lots 6 and 7 on "A" Street to provide a minimum distance of 22 feet between the top of side slopes on adjacent driveways to the satisfaction of Public Works.
- 17. A deposit is required to review documents and plans for final map clearance.

HCW/for
Name Barry S. Witler
MSW

Phone (626) 458-4915

Date 03-24-2003

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT MAP NO. 53209 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-30-2003
EXHIBIT "A" MAP DATED 01-30-2003

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, upgrade of the existing system is required to the satisfaction of Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
5. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

HW/for
Name Barry S. Witley
MSW

Phone (626) 458-4915

Date 02-24-2003

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Off-site improvements are tentatively required.
4. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

+160/for
Name Barry S. Witler
MSW

Phone (626) 458-4915

Date 02-24-2003



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 53209

Map Date January 30, 2003

C.U.P. 02-004

Vicinity Covina

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires a weather access. All weather access may require paving.
- ☐ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the tentative map is adequate.

By Inspector: Janna Masi

Date March 6, 2003

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 53209

Tentative Map Date January 30, 2003

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Upgrade / Verify existing 1 public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☒ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi

Date March 6, 2003

LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Map # 53209

DRP Map Date: 01/30/2003

SCM Date: / /

Report Date: 02/11/2003

Planning Area # 13

VALINDA / SAN JOSE

Map Type: REV. (REV RECD)

Total Units

18

= Proposed Units

16

+ Exempt Units

2

21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision

provides that the County will determine whether the development's park obligation is to be met by:

the dedication of land for public or private park purpose or,

the payment of in-lieu fees or,

the provision of amenities or any combination of the above.

The determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory

recommended by the Department of Parks and Recreation.

Park obligation in acres or in-lieu fees:

ACRES:	0.18
IN-LIEU FEES:	\$28,080

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$28,080 in-lieu fees.

No trails.

Post-it® Fax Note

7671

Date

2-11-03

of

pages

2

To ELLEN FITZGERALD

From PAT SOBREPEÑA

Co./Dept. REG. PLANNING

Co. PARKS & REC.

Phone # (213) 974-6433

Phone # (213) 738-2972

Fax # (213) 626-0434

Fax # (213) 487-0380

Proposed to subdivide three (3) lots into eighteen (18) residential lots, with two (2) existing houses to be removed, net of sixteen (16) units.

Patricia T. Sobrepeña, Acting Park Planner, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020 at (213) 738-2972 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Lay, Trail Coordinator at (213) 738-2118.

James Barber
James Barber, Advanced Planning Section Head

Supv D 5th
February 11, 2003 12:37:56
QMB02F.FRX

LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET



Map No # 53209

DRP Map Date: 01/30/2003

SMC Date: / /

Report Date: 02/11/2003

Planning Area # 13

VALINDA / SAN JOSE

Map Type: REV. (REV RECD)

Formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{AFMV/Acre} = \text{In-Lieu Base Fee}$$

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal =

The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

AFMV/Acre =

Average Fair Market Value per Acre by Park Planning Area.

Total Units **18** = Proposed Units **16** + Exempt Units **2**

Detached S.F. Units	3.84	0.0030	16	0.18
M.F. < 5 Units	3.12	0.0030	0	0.00
M.F. >= 5 Units	2.39	0.0030	0	0.00
Mobile Units	2.04	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.18

Park Planning Area = 13 VALINDA / SAN JOSE

@(0.0030)	0.18	\$156,000	\$28,080

Total Provided Acre Credit:			
			0.00

0.18	0.00	0.00	0.18	\$156,000	\$28,080

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health



DR. MICHAEL L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

WENDY LEAF
CHIEF OPERATING OFFICER

DR. FRANK E. FIELDING, M.D., M.P.H.
Deputy Director of Public Health and Health Officer

Environmental Health
PATRICK NEJADIAN, Director

Division of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
10000 Cimarron Drive, Baldwin Park, CA 91706-1428
TEL: (626) 430-5380 FAX: (626) 813-3018
www.publichealth.org/eh/progs/envirp.htm

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Fifth District

February 11, 2003

Tract Map No. 53209

Neighborhood: La Puente

Tentative Map Date: January 30, 2003

The Los Angeles County Department of Health Services has no objection to the approval of Tentative Tract Map 53209, with the understanding that the expected potable water needs will be supplied through a public water system which guarantees water connection and service to all lots and wastewater treatment demands for all lots will be accommodated by public sewer and public wastewater treatment facilities as proposed.

If you have any questions or need additional information, please contact Patrick Nejadian at 626-430-5380.

Respectfully,

Russell A. Johnson, R.E.H.S., Chief,
Mountain & Rural/Water, Sewage & Subdivision Program